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**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Property Address:	<b>1000 N Street NW</b>	<input type="checkbox"/> Agenda
Landmark/District:	<b>Shaw Historic District</b>	<input checked="" type="checkbox"/> Consent Calendar
		<input type="checkbox"/> Denial Calendar
		<input type="checkbox"/> Permit Review
Meeting Date:	<b>April 30, 2020</b>	<input type="checkbox"/> Alteration
H.P.A. Number:	<b>#20-220</b>	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input checked="" type="checkbox"/> Subdivision

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The applicants, owners Rebecca Meisels and Michael Oskin, seek approval to subdivide Lots 72 and 828, Square 340 in the Shaw Historic District into one new lot. No construction is associated with the application.

**Property Description and Context**

Lot 72 is occupied by the corner rowhouse at 1000 N Street. It is two stories tall with a round projecting bay at the corner and a rectangular bay at the west end. Brickwork is simple and ornamentation is limited to a simple corbeled brick cornice. The corner bay is capped by a conical turret roof. It was designed by Appleton P. Clark, Jr. and built in 1892. Lot 828 is to the south, vacant, and enclosed at the front by a brick and wood fence.

**Evaluation**

The subdivision is compatible with the character of the historic district. By regulation, the Board has delegated authority to staff to approve subdivisions that are for the purpose of renumbering lots or for minor adjustments to lot lines. Subdivisions in historic districts to combine or divide lots that would create theoretical building lots require Board review.<sup>1</sup>

Square 340 was originally platted in 1810 with a series of identically sized lots, but the land was not improved for several decades. When houses began to be built in the last half of the 19<sup>th</sup>-century, lots were subdivided into smaller lots and as a result few lots on Square 340 exhibit their original dimensions (See Figures 1 and 2).

The proposed subdivision would create a lot compatible in size and orientation to the majority of lots on Square 340 and not foreclose the ability of the property owner to compatibly add to the house at a future date.

**Recommendation**

*The HPO recommends that the Review Board find the subdivision to combine Lots 72 and 828, Square 340 into one new lot to be compatible with the character of the historic district, consistent with the purpose of the preservation act, and that final approval be delegated to Staff.*

*Staff contact: Brendan Meyer*

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<sup>1</sup> DCMR 10C, 320.3 The staff is also delegated authority to review applications for the following types of subdivision, except in the case of historic landmarks or theoretical building sites as provided in D.C. Zoning Regulations: (a) Minor or insignificant lot changes compatible with the character of the property or its setting;

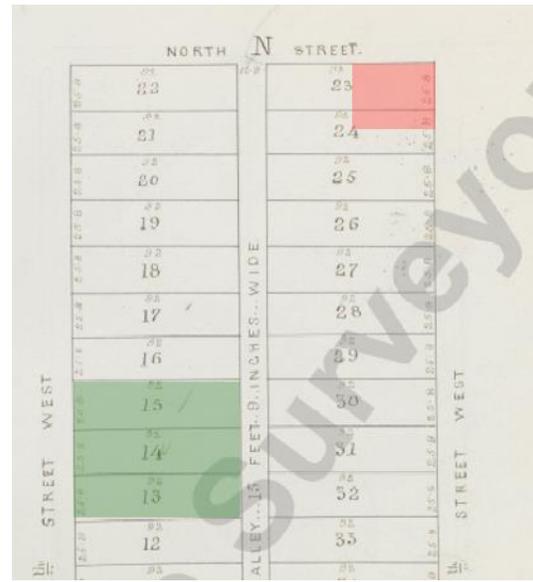
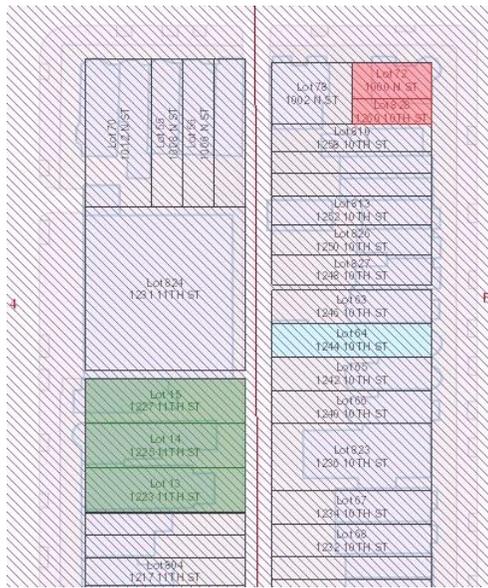


Figure 1 (left): current lot lines in Square 340. New lot in red. Three historic lots in green for comparison. Figure 2 (right): 1810 plat showing original lot sizes.